



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
9		GILES RD, LINCOLN

**OWNERSHIP**

Owner 1:	RAMIREZ KRISTIN
Owner 2:	RAMIREZ CARLOS L
Owner 3:	
Street 1:	9 GILES RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5102 Type:

**PREVIOUS OWNER**

Owner 1:	RAMIREZ - KRISTIN
Owner 2:	-
Street 1:	9 GILES RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5102

**NARRATIVE DESCRIPTION**

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1953, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40075		SQUARE FE	PRIME SITE		0	7.91	1.697	R3									538,058						538,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	414,100		0.920	538,100	952,200
Total Card	414,100		0.920	538,100	952,200
Total Parcel	414,100		0.920	538,100	952,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		278.76	/Parcel: 278.76

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	408,300	0	.92	476,200	884,500	884,500	Year End Roll	10/15/2020
2020	101	FV	327,100	0	.92	476,200	803,300	803,300	Year End Roll	9/26/2019
2019	101	FV	315,600	0	.92	461,200	776,800	776,800	Create Final value 2019	6/4/2019
2018	101	FV	315,600	0	.92	461,200	776,800	776,800	Year End Roll	9/28/2017
2017	101	FV	309,700	0	.92	435,300	745,000	745,000	Year End Roll	9/29/2016
2016	101	FV	322,200	0	.92	422,400	744,600	744,600	Year End Roll	1/14/2016
2015	101	FV	310,400	0	.92	391,100	701,500	701,500	Year End	10/2/2014
2014	101	FV	301,900	0	.92	350,300	652,200	652,200	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RAMIREZ, KRISTIN	75880-43		10/14/2020	CONVENIENC	100	No	No			
LEIBOWITZ, BRYAN	73352-331		9/27/2019		982,000	No	No			
MIANO, PETER J	66524-52		12/14/2015		745,000	No	No			
WOOD NANCY S,	41507-114		11/26/2003		648,500	No	No			
WOOD GEORGE A J	20222-97		11/28/1989	FAMILY		No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/27/2021	R-21-0015	ROOF	8,000	C				Remove & replace r
6/29/2005	3220	ADDITION	42,000	C	6/27/2006			dormer, rear addi,
5/5/2004	2905	MANUAL	1,500	C	6/19/2004			install new bigger

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/1/2016	SALES INSP	618	G BOURGAULT
8/8/2013	MEAS/EXT INS	25	D ERSKINE
5/25/2007	MEAS/EXT INS	100	
6/27/2006	PERMIT VISIT	50	
6/19/2004	MEAS/EXT INS	615	
10/13/2001	M&L EXTERIOR	615	
5/13/1996	MEAS+INSPCTD	606	
4/4/1996	MEAS/EXT INS	606	
1/15/1993	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

